



🏠 63 m<sup>2</sup> 📄 Bobrovník, Liptovský Mikuláš, Žilinský, Slovensko 🏠 312 600 EUR / 7 868 142 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Jesika Schopper**

FOREIGN PROPERTY SPECIALIST

jesika.schopper@luxent.cz

+420 778 771 771

|               |  |                                    |  |
|---------------|--|------------------------------------|--|
| Order number  | <b>ML-B5</b>   | Price                              | <b>312 600 EUR / 7 868 142 CZK</b><br><b>312 600 EUR</b> |
| Address       | <b>Bobrovník, Liptovský Mikuláš, Žilinský, Slovensko</b> | Type                               | <b>Apartments</b>  |
| Disposition   | <b>3 + kitchenette</b>                                   | Usable area                        | <b>63 m<sup>2</sup></b>                                  |
| Floor area    | <b>53 m<sup>2</sup></b>                                  | Energy performance of the building | <b>G - Extremely uneconomical</b>                        |
| Floor         | <b>1st floor</b>   | Parking                            | <b>Yes</b>   |
| Loggia        | <b>10 m<sup>2</sup></b>                                  | Cellar                             | <b>Yes</b>   |
| Accessibility | <b>Yes</b>   | Lift                               | <b>Yes</b>   |

## About real estate

We offer for sale apartment 3+kt in new residence Marina Liptov located in the surroundings of majestic mountains, picturesque national parks and the longest Slovak dam Liptovská Mara. The apartment is located on the 1st floor and has a living area of 53 sqm and a total usable area of 63 sqm. The layout of the apartment offers a living room with kitchenette, two bedrooms and a bathroom, the apartment also has a loggia of 9.8 sqm accessible from the living room and bedroom. The house has wheelchair access and an elevator, each apartment has a parking space and a cellar, which are already included in the price.

The apartment is ideal for second living in the beautiful surroundings of Liptov and as a smart investment. The apartments are being built with the aim of preserving the original essence of the surroundings of Liptovská Mara, while applying the principles of modern architecture and unique design inspired by sailing ships. The Marina Liptov apartments consist of three four-storey apartment buildings A, B, C, each with four different types of apartments. Each building has wheelchair access, an elevator and reserved parking spaces. In total, there are 33 apartments on offer.

Marina Liptov is a resort that offers everything. The widest range of active recreation, gastronomic experiences, breathtaking views and perfect harmony between man and nature. Thanks to its location, it offers perfect opportunities for activities in all seasons. Whether you like nature walks, hiking, mountain hiking, cycling, skiing, or whether your passion is water and you enjoy sailing, windsurfing, paddleboarding, rowing, kayaking or good fishing, you will find something to suit you at Marina Liptov. Discover the charm of this unique place created for relaxation and recharging your energy in constant contact with nature. It will accompany you every step of the way, not only thanks to the view of the majestic mountains, but also thanks to its perfect symbiosis with the architecture. Because it is the view and the preservation of nature that we have subordinated everything to.

| The order | Layout          | Floor        | Usable area        | Living area        | Terrace / Balcony / Loggia   | Garden | Price          |
|-----------|-----------------|--------------|--------------------|--------------------|------------------------------|--------|----------------|
| ML-B5     | 3 + kitchenette | 1st floor    | 63 m <sup>2</sup>  | 53 m <sup>2</sup>  | No / No / 10 m <sup>2</sup>  | No     | 7 868 142 CZK  |
| ML-B8     | 2 + kitchenette | 2nd floor    | 56 m <sup>2</sup>  | 47 m <sup>2</sup>  | No / No / 9 m <sup>2</sup>   | No     | 6 990 968 CZK  |
| ML-C1     | 3 + kitchenette | ground floor | 112 m <sup>2</sup> | 58 m <sup>2</sup>  | 54 m <sup>2</sup> / No / No  | No     | 8 361 474 CZK  |
| ML-C2     | 3 + kitchenette | ground floor | 106 m <sup>2</sup> | 52 m <sup>2</sup>  | 54 m <sup>2</sup> / No / No  | No     | 7 747 326 CZK  |
| ML-C4     | 2 + kitchenette | 1st floor    | 56 m <sup>2</sup>  | 47 m <sup>2</sup>  | No / No / 9 m <sup>2</sup>   | No     | 6 990 968 CZK  |
| ML-C5     | 3 + kitchenette | 1st floor    | 63 m <sup>2</sup>  | 53 m <sup>2</sup>  | No / No / 10 m <sup>2</sup>  | No     | 7 868 142 CZK  |
| ML-C6     | 2 + kitchenette | 1st floor    | 56 m <sup>2</sup>  | 47 m <sup>2</sup>  | No / No / 10 m <sup>2</sup>  | No     | 7 108 008 CZK  |
| ML-C7     | 3 + kitchenette | 2nd floor    | 68 m <sup>2</sup>  | 58 m <sup>2</sup>  | No / No / 10 m <sup>2</sup>  | No     | 8 497 392 CZK  |
| ML-C8     | 2 + kitchenette | 2nd floor    | 56 m <sup>2</sup>  | 47 m <sup>2</sup>  | No / No / 9 m <sup>2</sup>   | No     | 6 990 968 CZK  |
| ML-C9     | 3 + kitchenette | 2nd floor    | 63 m <sup>2</sup>  | 53 m <sup>2</sup>  | No / No / 10 m <sup>2</sup>  | No     | SOLD           |
| ML-C10    | 2 + kitchenette | 2nd floor    | 56 m <sup>2</sup>  | 47 m <sup>2</sup>  | No / No / 10 m <sup>2</sup>  | No     | SOLD           |
| ML-C11    | 4 + kitchenette | 3rd floor    | 277 m <sup>2</sup> | 164 m <sup>2</sup> | No / No / 114 m <sup>2</sup> | No     | 35 157 456 CZK |